



201401020089

Skagit County Auditor

\$75.00

1/2/2014 Page

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4 12:00PM

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: ROW Department  
1660 Park Lane  
Burlington, WA 98233

**EASEMENT**

GRANTOR: **GLACIER VIEW RANCH**  
GRANTEE: **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **Portion SW¼ 14-35-10**  
ASSESSOR'S PROPERTY TAX PARCEL: **P45351 & P45354**

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **GLACIER VIEW RANCH, a Washington Partnership** ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC., a Washington Corporation** ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, along, across and through the following described real property ("Property" herein) in Skagit County, Washington:

**THE NORTH HALF OF THE SOUTHWEST QUARTER AND ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH AND WEST OF THE SOUTHEASTERLY LINE OF THE FORMER 100 FOOT WIDE CITY OF SEATTLE RAILWAY RIGHT OF WAY AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE No. 9510. ALL IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

**PARCEL A:**

**THE SOUTH 25 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LYING WESTERLY OF THE NORTHERLY EXTENSION OF A LINE 25 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14.**

**PARCEL B:**

**THE WEST 25 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 LYING NORTHERLY OF THE NORTH LINE OF THE MOST NORTHERLY CITY OF SEATTLE EASEMENT.**

**PARCEL C:**

**A 25 FOOT STRIP OF LAND ADJACENT TO THE NORTH LINE OF THE MOST NORTHERLY CITY OF SEATTLE EASEMENT LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER ALL WITHIN SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.**

**1. Purpose.** Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing;

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

**2. Easement Area Clearing and Maintenance.** Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

3. **Trees Outside Easement Area.** Grantee shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. **Grantor's Use of Easement Area.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

5. **Indemnity.** Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

6. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

7. **Successors and Assigns.** Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 26th day of September, 2011.

GRANTOR:  
GLACIER VIEW RANCH

BY: [Signature]  
Title: Partner

BY: Cheryl A Cunningham  
Title: partner

2014 4  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 02 2014  
Amount Paid \$ 1227.94  
Skagit Co. Treasurer  
By MF Deputy

STATE OF WASHINGTON)  
COUNTY OF Skagit ) ss

On ~~26~~ this 26th day of September, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert Cunningham to me known to be the person who signed as Partners of GLACIER VIEW RANCH, general/limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of GLACIER VIEW RANCH for the uses and purposes therein mentioned; and on oath stated that ~~my~~ she was authorized to execute the said instrument on behalf of said GLACIER VIEW RANCH

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



[Signature]  
(Signature of Notary)  
Darcie Lloyd  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Concrete  
My Appointment Expires: 12/31/2011

Notary seal, text and all notations must be inside 1" margins



3. **Trees Outside Easement Area.** Grantee shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. **Grantor's Use of Easement Area.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

5. **Indemnity.** Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

6. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

7. **Successors and Assigns.** Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 5<sup>th</sup> day of OCTOBER, 2011.

GRANTOR:  
GLACIER VIEW RANCH

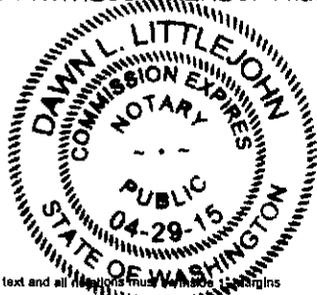
BY: CRAIG A HOLMQUIST  
Title: part owner

BY: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) ss

On this 5<sup>th</sup> day of OCTOBER, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CRAIG A HOLMQUIST to me known to be the person who signed as GRANTOR of GLACIER VIEW RANCH, general/limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of GLACIER VIEW RANCH for the uses and purposes therein mentioned; and on oath stated that HE was authorized to execute the said instrument on behalf of said GLACIER VIEW RANCH

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Dawn L Littlejohn  
(Signature of Notary)  
DAWN L LITTLEJOHN  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at COUPEVILLE  
My Appointment Expires: 4-29-15

Notary seal, text and all notations must be made in margins



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7. **Successors and Assigns.** Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 26<sup>th</sup> day of September, 2011.

GRANTOR:  
GLACIER VIEW RANCH

BY: Robert A. Cunningham  
Title: \_\_\_\_\_

BY: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF WASHINGTON)  
COUNTY OF Skagit ) ss

On this 26<sup>th</sup> day of September, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert A. Cunningham to me known to be the person who signed as partner of GLACIER VIEW RANCH, general/limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of GLACIER VIEW RANCH for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said GLACIER VIEW RANCH

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Lynette M. Gentry  
(Signature of Notary)

Lynette M. Gentry  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,  
residing at Concrete, WA

My Appointment Expires: 4-1-12

Notary seal, text and all notations must be inside 1" margins



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